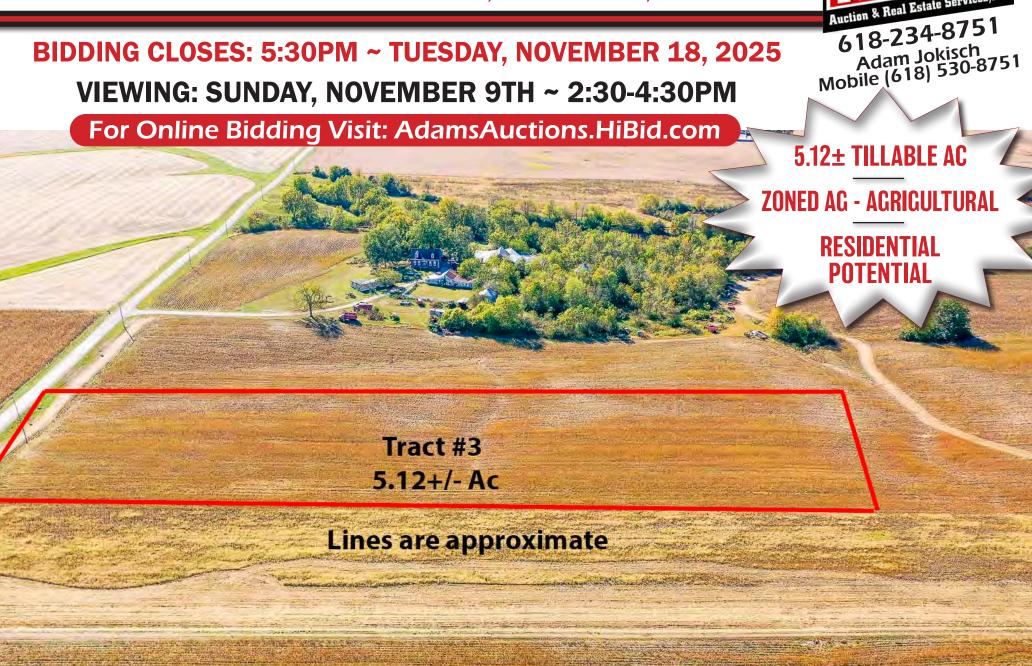
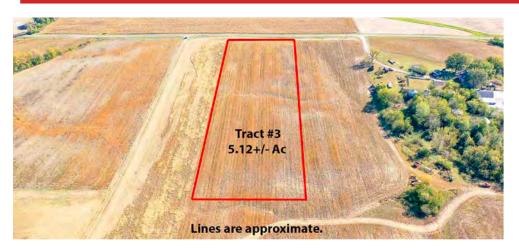
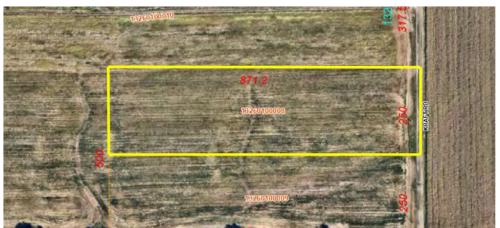
ONLINE ONLY FARMLAND AUCTION

TRACT #3 ~ 5.12± AC KRAFT ROAD, FREEBURG, IL 62243



GENERAL INFORMATION & AUCTION TERMS





5.12± AC

AG - AGRICULTURE

\$130

ZONING

TOTAL'24 TAXES

Tract #3 offers 5.12± acres of prime tillable land located just off Kraft Road, approximately three miles west of downtown Freeburg in St. Clair County. With 4.96± acres of productive cropland, this parcel provides excellent crop-production potential and dependable income generation. Its convenient location ensures easy access, making it a valuable addition to an existing farm or an ideal starting point for a new agricultural venture. In addition to its agricultural value, the property presents scenic building sites ideal for a dream home or hobby farm. Zoned agricultural under St. Clair County authority, the land permits the construction of a single-family residence, preserving the rural character. For those considering non-agricultural or commercial use, the county's variance or special-use process offers flexibility for any future uses. Electricity is available near the property, although the current owner has not paid any tap-on fees. The acreage is best suited for private water and sewer systems, enhancing its appeal for both farming and residential purposes. This combination of utility access and zoning flexibility makes Tract #3 a rare and versatile opportunity in the region. Additional tracts are also available and may be purchased separately, including Tract #1 with 71.18± acres, Tract #2 with 5.09± acres, Tract #4 with 5.12± acres, Tract #5 with 5.13± acres, and Tract #6 with 5.13± acres. Each tract is zoned agricultural and offers similar potential for farming, residential use, or a blend of both.

PARCEL NUMBERS

P.I.N	Size	Amount
13-26.0-100-008	5.12± Ac.	\$130

Terms: \$5,000 Down Day of Sale on Each Tract of Real Estate
Balance Due in 30 Days • 6% Buyers Premium
List subject to change without notice
Final Bid is Subject to Owner/Seller Approval. LIC# 444.000169
Any announcement made day of sale takes precedence over any printed material

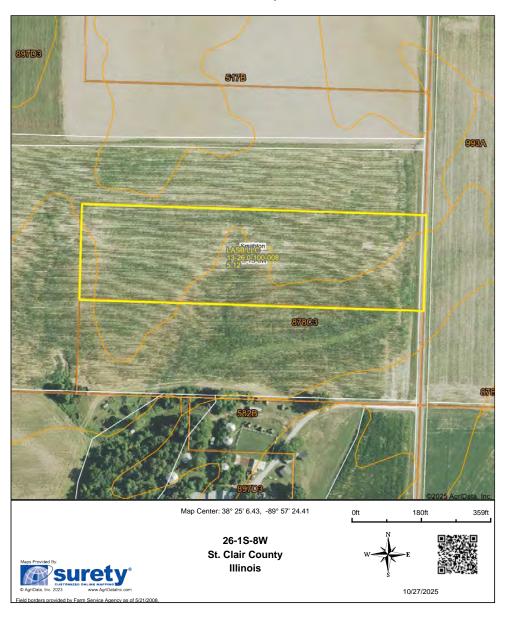


Text ADAMS to 1-800-496-6299 To Be Notified of ALL of our Upcoming Auctions

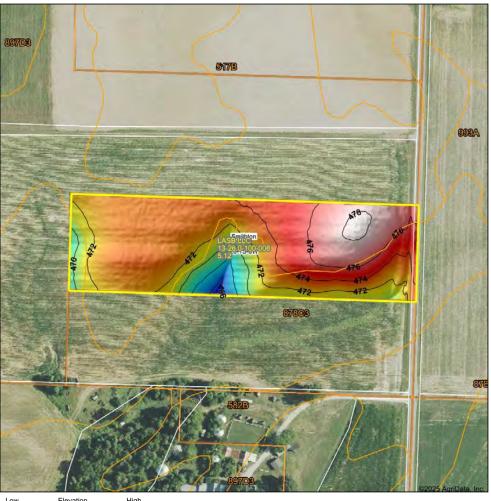
Enclosed information was obtained from sources considered reliable. However, the auction company does not guarantee the accuracy of this information. Said information is subject to change availability or update without notice. Seller/Landlord & Auction Company make no representation as to the environmental condition of the property and recommend that Purchaser/Tenant obtain an independent investigation. Final bid is subject to Owner/Seller approval.

4 Year Crop History Date: 10/27/2025 Owner/Operator: Address: Farm Name: Field ID: Address: Acct. #: Phone: Crop Year: 2024 2023 Crop Year: Com 4.2a 82% Corn 2.8a 55% Soybeans 0.8a 16% Soybeans 2.3a 45% Developed/Open Space 0.1a 2% Crop Year: 2022 2021 Crop Year: 100% Soybeans 100% Soybeans 5.1a Maps Provided By: Surety CUSTOMIZED ONLINE MAPPING Boundary Center: 38° 25' 6.43, -89° 57' 24.41 County: St. Clair Legal: 26-1S-8W Twnshp: Smithton data provided by USDA National Agricultural Statistics Service Cropland Data Laye

Aerial Map



Topography Hillshade



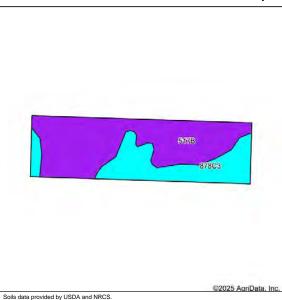
Elevation High Source: USGS 1 meter dem Interval(ft): 2

Min: 464.8 Max: 478.3 Range: 13.5 Average: 473.4 Standard Deviation: 2.43 ft 180ft 359ft



Boundary Center: 38° 25' 6.43, -89° 57' 24.41

Soils Map





St. Clair County: Location: 26-1S-8W Township: Smithton 5.12 Acres: 10/27/2025



Area Sym	Area Symbol: IL163, Soil Area Version: 18												
Code	Soil Description	Acres	Percent of field	II. State Productivity Index Legend	Subsoil rooting a	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Oats Bu/A b	Sorghum c Bu/A	Grass-le gume e hay, T/A	Crop productivity index for optimum management	*n NCCPI Soybeans
**517B	Marine silt loam, 2 to 5 percent slopes	3.37	65.8%		FAV	**143	**45	**55	0	**112	**3.00	**103	68
**878C3	Coulterville- Grantfork silty clay loams, 5 to 10 percent slopes, severely eroded	1.75	34.2%		UNF	**99	**33	**36	0	**75	**3.00	**74	39
Weighted Average					128	40.9	48.5	*-	99.4	3	93.1	*n 58.1	

Table: Optimum Crop Productivity Ratings for Illinois Soil EFOTG are sourced from Bulletin 811 calculated Map Unit Base Yield Indices, and adjusted (Adj) for slope, erosion, flooding, and surface texture. Publication Date: 02-08-2023

Crop yields and productivity (B811 EFOTG) are maintained at the following USDA web site: 2023 Illinois Soil Productivity and Yield Indices:

- https://efotg.sc.egov.usda.gov/#/state/IL/documents/section=2&folder=52809

 ** Base indexes from Bulletin 811 adjusted for slope, erosion, flooding, and surface texture according to the II. Soils EFOTG
- b Soils in the southern region were not rated for oats and are shown with a zero "0".
 c Soils in the northern region or in both regions were not rated for grain sorghum and are shown with a zero "0".
 e Soils in the well drained group were not rated for grains are shown with a zero "0".
- *n: The aggregation method is "Weighted Average using all components"